



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350

FAX 410-313-3042

## Agenda

Thursday, March 5, 2020; 7:00 p.m.

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The March meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, [www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission](http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission). Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

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This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

### **PLANS FOR APPROVAL**

#### **Consent Agenda**

1. MA-19-44c – 3715 Old Columbia Pike, Ellicott City

#### **Regular Agenda**

2. HPC-20-04 – 6040 Old Washington Road, Elkridge
3. HPC-20-05 – 1485 Underwood Road, Sykesville, pending HO-1173
4. HPC-20-06 – 3877 College Avenue, Ellicott City
5. HPC-20-07 – 8221-8225 Main Street, Ellicott City
6. HPC-20-08a – 3880 Ellicott Mills Drive, Ellicott City
7. HPC- 20-08b – 3880 Ellicott Mills Drive, Ellicott City
8. HPC-20-09 – 8221-8225 Main Street, Ellicott City
9. HPC-20-10c –8221-8225 Main Street, Ellicott City
10. HPC-20-11 – 8307 Main Street, Ellicott City
11. HPC-20-12c – 8307 Main Street, Ellicott City
12. HPC-20-13 – 8137 Main Street, Ellicott City
13. HPC-20-14c – 8137 Main Street, Ellicott City

### **OTHER BUSINESS**

1. Advising Howard County Historic Sites Inventory Updates
  - a. Adding HO-1173 Bowling Green and HO-22-1 Doughoregan Manor Tenant Farm 43
  - b. Correcting address and historic names entries from existing properties listed on the Inventory; noting when properties have been demolished.
2. Kings Forest Section 106 Updates

## CONSENT AGENDA

### MA-19-44c – 3715 Old Columbia Pike, Ellicott City

Final tax credit approval.

Applicant: Michael Koplow

**Request:** The applicant, Michael Koplow, requests final tax credit approval for work that was pre-approved in case MA-19-44c for 3715 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1900. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to replace the roof.

**Scope of Work:** The applicant seeks final tax credit approval. The applicant submitted documentation that \$16,138.00 was spent on eligible, pre-approved work and seeks \$4,034.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the tax credit as submitted for \$4,034.00 in final tax credits.

## REGULAR AGENDA

### HPC-20-04 – 6040 Old Washington Road, Elkrige, HO-803

Tax credit pre-approval for repairs.

Applicant: Luke Filar

**Request:** The applicant, Luke Filar, requests tax credit pre-approval to make structural and other repairs at 6040 Old Washington Road, Elkrige, HO-803.

**Background and Site Description:** This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-803, part of the Old Washington Road Survey District in Elkrige. The Inventory form explains that “the Old Washington Road Survey District is significant under Criteria A and C for its association with broad patterns in American history and its vernacular architecture ranging in date from 1850 to 1953. This district is located immediately to the west of the historic settlement of Elkrige Landing and their histories are intimately connected. This district derives its primary significance from its role as a commuter suburb related first to the railroad and later to the automobile. It also contains a good collection of vernacular architecture, mostly domestic, exhibiting the stylistic trends of 100 years of building.”



Figure 1 - Front facade of house

The Inventory form states that this house was probably built around 1880 and is a two-story, five-bay frame Folk Victorian that has been heavily modernized with vinyl siding and vinyl replacement windows. The Inventory form states the most interesting feature on the house is the centered second story bay window with a tent roof vertically aligned above the front door. The Inventory also explains that the side gables “used to contain small arched windows, but they have been replaced with rectangular vinyl units.”

In December 2013, case HDC-13-56, the property was part of an Advisory case before the Commission for a 5-lot subdivision that was going to create three buildable lots behind the historic house, one lot for the historic house, and one open space lot for the front yard. The house has since been purchased by new owners, who are in the process of rehabilitating it.

**Scope of Work:** The applicant proposes to make the following repairs and seeks tax credit pre-approval (20.112 and 20.113) for the following work:

- 1) Replace existing vinyl windows with Andersen series vinyl clad wood window.
- 2) Remove aluminum exterior porch ceiling and replace with tongue and groove cedar wood beadboard ceiling planks.
- 3) Install return vents on the second floor, which requires a larger AC unit and furnace. Replace AC and furnace. The contactor will run a central return vent from the basement up to the second floor and there will be a vent in the ceiling at the top of the stairs. The duct work will be connected to the furnace and will run along the side of the chimney all the way up. The opposite side of the chimney already had a vent running up and it was boxed in with drywall. In order to make it look symmetrical they had left the same space open on the side where the new return will be run and no flooring needs to be cut.
- 4) Rewire all electrical in the house and replace the electric panel to comply with the Building Code. Most of the existing electrical in the house is not grounded.



Figure 2 - Side elevation



Figure 3 - Side elevation

## HPC Review Criteria and Recommendations:

### **Section 20.112 (b)(4)(ii), Eligible work includes:**

- a. *The repair or replacement of exterior features of the structure;*
- b. *Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;*
- c. *Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.*

**Section 20.112(b)(5) Qualified expenses** means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

### **The Secretary of the Interior's Standards for Rehabilitation**

**Standard 6** - *Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

All of the windows on the house are non-historic vinyl replacement windows that are in poor condition and are not operable or failing. The replacement with a vinyl clad wood window would be eligible for tax credits 20.112 and 20.113.

The replacement of the aluminum porch ceiling with a cedar beadboard is more historically appropriate and would be eligible for 20.112 and 20.113 tax credits. Although not referenced in the application, Staff recommends the applicant add the repair and in-kind replacement of any rotten porch railings, balusters and other wood work as needed, along with prep and repainting of the porch. These items would also qualify for 20.112 and 20.113 tax credits.

Item 3, the installation of return vents and the replacement of the HVAC system is eligible for the 20.113 tax credit, as an improvement to the property.

Item 4, the replacement of the electrical wiring and new electrical panel, is eligible for the 20.113 tax credit, as an improvement to the building. The Commission should determine if this qualifies for the 20.112 tax credit, as "*work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing*" since the existing system is not grounded or Code compliant.

**Staff Recommendation to the HPC:** If the Commission determines the electrical work qualifies for 20.113, Staff recommends the HPC approve the application as submitted for 20.112 and 20.113 tax credit pre-approval.

**HPC-20-05 – 1485 Underwood Road, Sykesville, pending HO-1173**

Tax credit pre-approval 20.112 and 20.113

Applicant: Indian Cave Farm LLC, Ann Jones

**Request:** The applicant, Indian Cave Farm LLC (Ann Jones), requests tax credit pre-approval to make repairs at 1485 Underwood Road, Sykesville.

**Background and Site Description:** This property is pending adoption to the Historic Sites Inventory and will be listed as HO-1173. The Inventory form provides the following description of the house:

The front half of the house that the Ridgelys rebuilt in the 1880s is a center-passage, single-pile plan that was still very common for farmhouses in the last quarter of the nineteenth century, and it has a central gabled wall dormer that, though introduced several decades earlier, did not become popular in Howard County until this time period. The house originally had a porch across the front of the first story that the jib windows provided access to, and it can be seen in early family photographs. The porch had square boxed posts and railings with crossed balusters between vertical ones.

In July 2019 the applicant received tax credit pre-approval from the Commission to make several repairs to the house (HPC-19-38).

**Scope of Work:** The applicant proposes the following work:

- 1) To replace all of the existing windows (rather than repair from the original approval).
- 2) To make structural improvements to the beams in the house for tax credit pre-approval.

The application explains that the windows have been determined to be too rotted and improperly repaired in the past to salvage and restore. As shown in the sketch in the application, the lower front façade windows (windows 1, 2, 3 and 4) will be custom made wood Parrett windows to match the existing windows, 36 inches wide by 102 inches tall.

The second-floor front façade windows (windows 12, 13, 14, 15, 16 and 17) will be replaced with Anderson 400 series wood windows to match the existing dimension and sash arrangement, as specified in the application form. The remainder of the windows on the house will be replaced with the Anderson 400 series windows to match the existing.

The applicant also seeks tax credit pre-approval (20.112 and 20.113) for needed structural repairs. The application states the following:

1. The center beam supporting the first floor is undersized. The contractor recommended reinforcing it with two steel C8x11.5 C-channels through bolted. The channels should bear on the walls/chimney foundation, or perhaps posts.
2. The north addition has two 7 ¼ joists at 16-inches on center, spanning about every 16 feet. These should have new 2x8 scabbed to them, full length. The north end does not need to bear, but the south end should clip to the 6x6 plate on top of the stone.
3. For the second floor, the joists are 3x10 at 24 inches on center. Place new support beams in the east and west bays, directly north and south of the chimneys (bearing either on the chimney if ok by Code) or on the center hallway wall posts under the beams. The beams should be three 9 ½ LVLs.



Figure 4 - Front facade

Figure 5 - Side elevation

**HPC Review Criteria and Recommendations:**

**Section 20.112 (b)(4)(ii), Eligible work includes:**

- a. The repair or replacement of exterior features of the structure;
- b. Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;
- c. Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.

**Section 20.112(b)(5) Qualified expenses** means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

**The Secretary of the Interior's Standards for Rehabilitation**

**Standard 6** - Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."

The window replacements are eligible for the historic property tax credits program, 20.112 and 20.113. The replacement windows will be wood windows, to match the existing historic arrangements and proportions. The replacement complies with the Secretary of the Interior Standards, Standard 6 noted above, as required by Code.

The structural repairs comply with the Code provisions, as the work is necessary to maintain the physical integrity of the structure and will assist in the restoration of the structure and does not conflict the with Secretary of the Interior's Standards for Rehabilitation.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for 20.112 and 20.113 tax credit pre-approval.

**HPC-20-06 – 3877 College Avenue, Ellicott City**

Certificate of Approval for exterior alterations to stone retaining wall.

Applicant: Michael Smith

**Request:** The applicant, Michael Smith, requests a Certificate of Approval (partially retroactive and partially for work not yet completed) to make exterior alterations to a stone retaining wall and remove two trees at 3877 College Avenue, Ellicott City.

**Background and Site Description:** The stone wall is located along College Avenue, within the Ellicott City Historic District, in front of the house at 3877 College Avenue. The trees are most likely associated with the Hazelhurst estate, which contains the historic house, Hazeldene/Lilburn (HO-353). Hazeldene/Lilburn was constructed using massive, ashlar granite blocks in the Gothic Revival Style. According to a history compiled with Historic Ellicott City, Inc., the original Hazelhurst estate consisted of over 2000 acres and the house was constructed in 1851. This entry up College Avenue originally contained an entry gate (a historic feature which the current owner moved elsewhere on his property to protect from vandalism). The oak trees appear to be purposely planted along College Avenue, as an allée along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.

The application explains that the stone walls have been hit numerous times over the years by vehicles. The applicant has been working with the Department of Public Works (DPW) on a plan for the roadway and has contacted HPC staff over the last few years to discuss the wall and potential plans. On December 9, 2019, HPC staff, DPW and the applicant met on-site to review the work that had been done and the work that was yet to be completed due to the trees that needed to be removed.



Figure 6 - Original location of wall



Figure 7 - Realigned wall. Note the increased width of the shoulder.

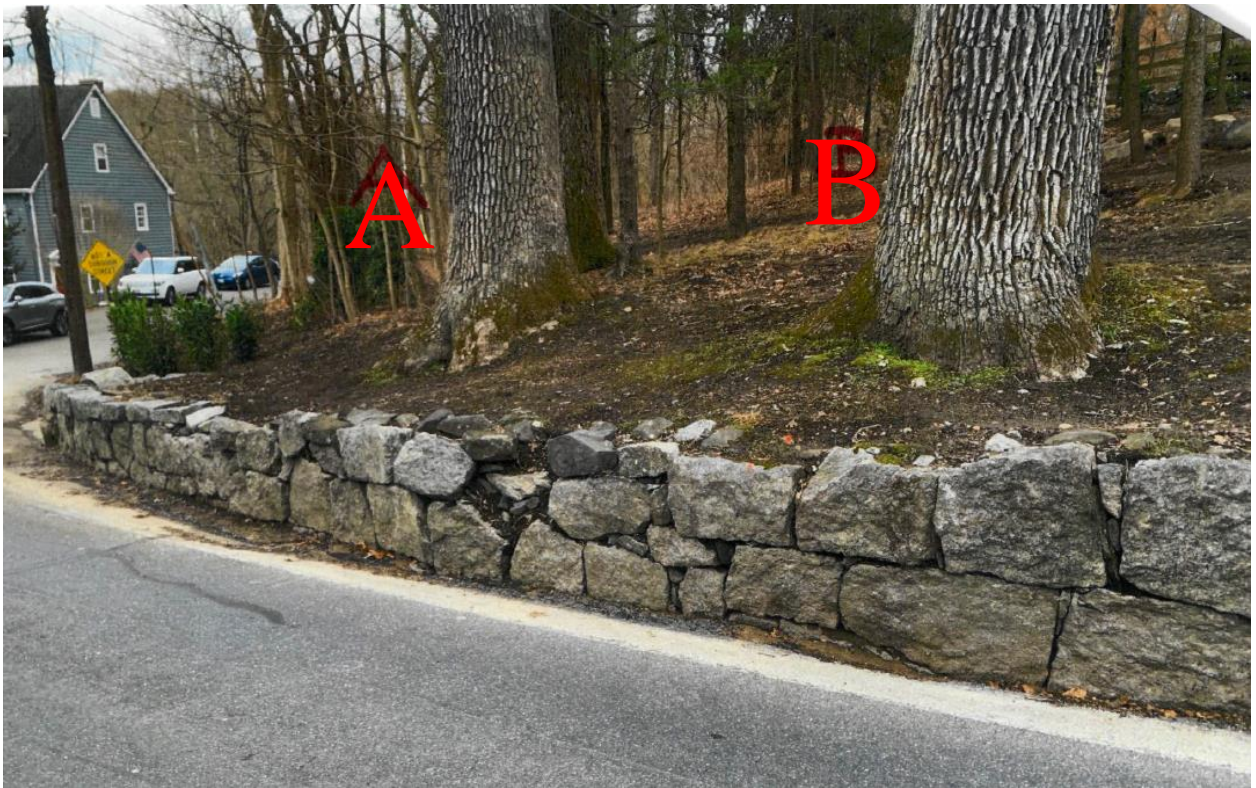


Figure 8 - Tree A on the left; 35.67-inch diameter. Tree B on the right; 40.13-inch diameter

**Scope of Work:** The applicant seeks retroactive approval for the re-alignment of approximately 80 linear feet of stone wall that has been moved back between one and six feet from the roadway. The applicant also seeks approval to finish moving the remainder of the stone wall, which consists of approximately 65 linear feet that would be moved back four feet and gradually taper to a zero-foot setback at Ross Road. The applicant seeks approval to remove two oak trees in order to complete this work. The application states that the tree root zone area would be impacted by the wall relocation, which would cut through the root zone in order to pull the wall back four feet at this location. Tree A, shown in Figure 8, has a circumference of 112 inches, with a diameter of 35.67 inches. Tree B, shown in Figure 8, has a circumference of 126 inches, with a diameter of 40.13 inches.



Figure 9 - Oak trees proposed to be removed

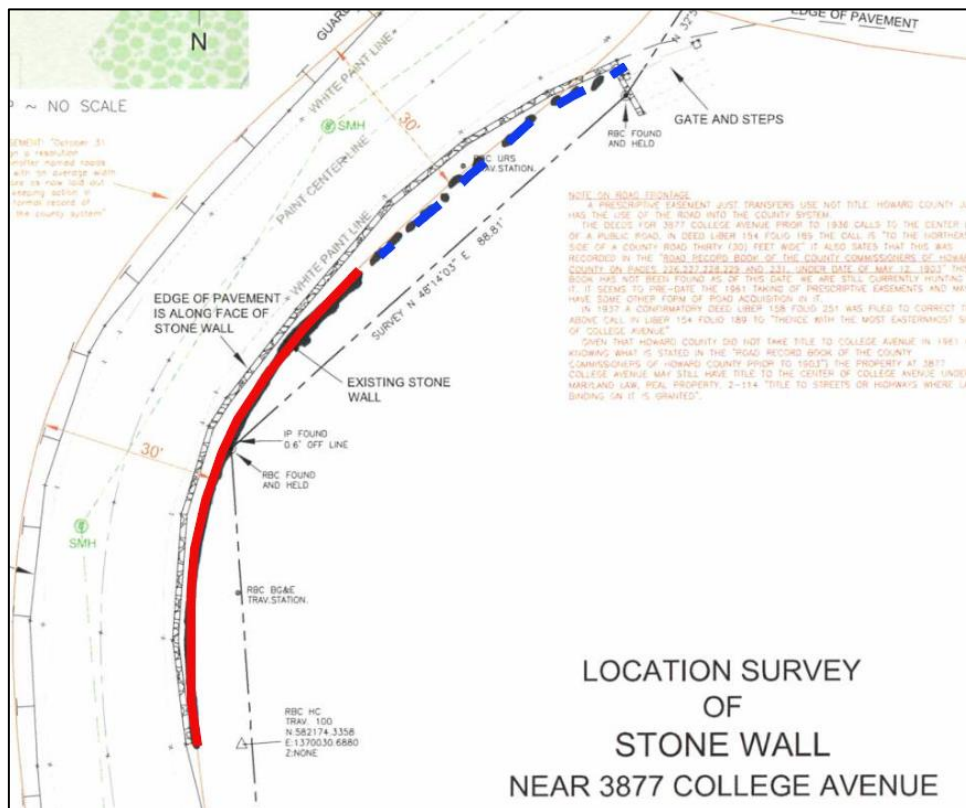


Figure 10 -- Red lines indicates wall that was already re-aligned and rebuilt (for retroactive approval). Blue dashed line shows remainder to be completed (requires approval).

**HPC Review Criteria and Recommendations:**

**Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation**

- 1) Chapter 9.B explains, "...Along other streets, however, large mature trees remain an important part of the streetscape. Some, such as the silver maple trees along upper Church Road (planted in 1888), are similar in age to nearby historic buildings. These and other trees that are tied to the history of the area should be carefully protected."
- 2) Chapter 9.B recommends, "Retain landscaping patterns that reflect the historic development of the property."

As mentioned above in the background, the proposed trees to be removed are most likely associated with the original Hazelhurst estate and historic house, Hazeldene/Lilburn (HO-353). The oak trees appear to be purposely planted along College Avenue, as an allée along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.



Figure 11 - View of historic gates (since removed), stone wall and proposed trees to be removed in 2011.

- 3) *Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structure.”*

The trees appear to be in good health; there has been no evidence presented that indicates otherwise.

- 4) *Chapter 9.B recommends, “Retain mature trees and shrubs. Provide for their replacement when necessary.”*

The application does not indicate if there is a plan to plant new trees and shrubs. While this area is adjacent to wooded side yard, a site visit in July 2019 (HPC-19-36) to review trees to be removed, revealed at least a dozen or more dead trees. In 2019, HPC-19-36 was approved to remove four trees in this vicinity. There were two additional trees to be removed at this time that did not require approval. The removal of the current trees, in addition to the six removed last summer, and the existing dead trees, will result in a change of character if there is no replanting plan.

**Section 20.112 (b)(4)(i) – Eligible Work**

- 5) *Section 20.112 of the Code states that eligible work is “work done on an eligible property after the owner receives initial approval of an application for a certificate of eligibility.”*

The relocation and rebuilding of the wall was done without approval and is not eligible for tax credits.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines and approve or deny accordingly. If the Commission approves the removal of the trees and relocation of the remainder of the wall, Staff recommends the HPC consider a replanting plan to mitigate the effect of those alterations.

## **HPC-20-07 – 8221 Main Street, Ellicott City**

Pre-application advice for sign.

Applicant: Master's Ridge LLC

**Request:** The applicant, Donald R. Reuwer Jr., requests pre-application advice regarding the design of a sign for 8221 Main Street, Ellicott City.

**Background and Site Description:** This building is located in the Ellicott City Historic District. According to SDAT, the building dates to 1930. The Design Guidelines explain that this building design was influenced by the Art Deco style through the use of the glazed terra cotta panels, steel casement windows and curved storefront. The building was originally constructed as a movie theater, and over the years has also operated as a children's theater, performing arts space, photography studio, bookstore and retail space. The theater marquee sign still exists on the building but has been modified over the years. The current tenant in the building is Miss FIT, a fitness space for women. The tenant has had two temporary vinyl banners covering the historic theater sign board, but permanent signage is needed.

The previous sign for Precious Gifts, was approved in 1997 (case HDC-97-36) to replace the Ellicott Theatre sign.

**Scope of Work:** The applicant requests pre-application advice from the Commission for the design of permanent signage. The application explains that the tenant would like to use the marquee to promote business and town events. The application further explains that the preferred use of the marquee would be to make it look more like it did in the 1940s, restoring the word "Ellicott" above the marquee and utilizing the marquee with changeable letters to promote special events.

The current tenant would also like to install a sign on the building. Advice on the design and placement of this sign would be beneficial to ensure it does not detract from the historic marquee and blends well with the building façade and unique architectural elements.



Figure 12 - Original signage, circa 1930s/40s

The front façade of the building also contains a metal poster frame, which most likely originally held movie posters. Advice on the use of this frame would also be beneficial.



Figure 13 - Signage circa 1980s



Figure 14 - Signage circa 1990-2015



Figure 15 - Current signage

**HPC Review Criteria and Recommendations:** Chapter 11 provides the relevant recommendations for signage. This case involves the restoration/possible recreation of a historic sign, while balancing the need for a new business sign for the existing tenant. The historic movie theater marquee sign is a large, angled, double-sided sign. Originally the word “Ellicott” was located where the top board currently is and was spelled with freestanding letters. The area where the current Miss Fit banner is located contained information on the movies to be shown. The building consists of two distinct areas, the storefront to the west and the movie theater entrance to the east. For the purpose of this application, the movie theater marquee side will be referred to as Side A and the storefront as Side B.

In the past, the previous building owner had their business sign on the marquee, but due to the large scale and proportions of the marquee, that left the sign with a lot of dead white space, similar to that currently seen in Figure 15, with the temporary Miss FIT banner.

#### **Chapter 11.A: Signs, General Guidelines**

- 1) Chapter 11.A recommends, “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”

The Miss FIT sign only utilizes three colors; black, white and pink. However, the white background stands out in stark contrast to the ivory/yellow/off-white building façade tiles. A reversal of colors, such as a dark background, with light text, could result in a sign that better complies with the Guidelines and is more coordinated to the building façade. Otherwise, an ivory background would better match the building facade.

#### **Chapter 11.B: Signs, Commercial Buildings**

- 2) Chapter 11.B recommends, “incorporate the sign into the façade of the building. Sign should fit within the lines and panels of the façade as defined by the building frame and architectural details.”

There are panels in the transom area over the storefront windows on Side B that could be utilized for signage.



Figure 16 – Potential sign locations

#### **Chapter 11.B: Signs, Commercial Buildings**

- 3) Chapter 11.B explains, “Most buildings should not have more signs than uses or occupants. In a few cases a location may call for two signs for a business. When the two signs are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade.”

- 4) *Chapter 11.B recommends, "In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign.*

In this case, the existing sign is a historic sign, not related to the business. The second sign that is needed would be directly related to the business. Because the existing historic sign is a projecting sign, the new business sign should be flat mounted, to comply with the Guidelines and to avoid competing with the historic marquee sign.

The flat mounted sign should be no larger than 8 square feet in area, to comply with the Guideline recommendations.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide advice on the restoration of the marquee sign, design and placement of a new business sign, and design and use of the historic metal poster frame.

#### **HPC- 20-08a – 3880 Ellicott Mills Drive, Ellicott City, HO-315**

Certificate of Approval for exterior alterations.

Applicant: Lisa Wingate (agent for Erik and Laura Steensen)

**Request:** The applicant, Lisa Wingate on behalf of the Erik and Laura Steensen, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, Ellicott City.

**Background and Site Description:** The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-315, the George Burgess House. According to SDAT the building dates to 1800, but the Historic Sites Inventory indicates the building was most likely constructed in the 1840s.

The property owners have been before the Commission for several other cases regarding the repairs and alterations to this house and site (10-21, 11-42, 12-14, 12-22, 12-44, 13-13, 13-14, 13-48, 13-49, 15-10, 15-45, 15-53, 16-59, MA-17-14 and 17-45). The most recent case, HPC-17-45 was submitted for the July 2017 meeting, but was withdrawn prior to the meeting. The HPC-17-45 application proposed the construction of a pool and other site features, similar to the current application.

All photos for this staff report can be found in Appendix A.

**Scope of Work:** The applicant proposes to make alterations at the front of the property along Ellicott Mills Drive and along the driveway to the house, as described below:

- 1) **Stone Pillar** - Construct a single stone pillar on the right side of the driveway, set back approximately 5 feet from the sidewalk. The stone pillar will be approximately 22" x 22" x 48" H, on top of a concrete footer. The pillar will be faced with Carderock stone, consisting of mostly grays with some brown tones, to match the existing stone retaining walls along the driveway and parking area. A bluestone cap will be on top of the pier, approximately 2 inches thick and will overhang the pier about 1 to 2 inches on each side. Refer to Figure 20.
- 2) **Address Plaques** - Install two black aluminum address plaques on the front of the pier. The upper plaque will be approximately 16 inches wide by 11 inches high and will read "Welcome" and have the image of a pineapple below. Underneath the pineapple, will be the main house number "3880". The second plaque will be 15.75 inches wide and 6 inches high and read

“3884”, the address of the barn. All lettering will be gold and raised. A 12-inch-wide hardscape lighting strip will be installed under the capstone to illuminate the address at night. Refer to Figure 22.

- 3) **Custom Art Work** - Install a custom made 15-inch-high art piece on top of the bluestone cap to reference the historic site’s industrial heritage. The art piece will consist of a round, antique grinding stone, set into the bluestone cap. A toothed metal gear (non-rusting, brown in color), referencing the gears used in local water powered mills will be attached. A black powdered coated metal sculpture that is designed based on a historic door latch from the house, will be installed and subtly backlit at night using a puck-shaped LED light. The electrical outlet on the pillar will be on the back side of the column, not visible from the public right-of-way.
- 4) **Driveway Path Lights and Spot Lights** – Install lights along the driveway, to consist of:
  - a. one Kichler dome path light (Kichler lighting 15857AZT30R- Pierced Dome, 22.25 inches high by 3.8 inches wide, LED 3000K) every 17 feet between the proposed address column and the top of the driveway, on the north side (right if looking from street) of the driveway, for a total of seven lights. The dome path light will not be placed in front of the rock outcropping halfway up the driveway. Refer to Figure 25.
  - b. In front of the rock outcropping, install three small black LED spotlights to provide a cross-lit illumination at night (Phillips Hue 2.8 inches wide by 7.6 inches high). Refer to Figure 24.
- 5) **Driveway Freestanding Pole Light** - Install a single motion-sensor Hepworth Black Finish lamp post that is 76 ¾ inches tall with a 19-inch Kichler Ashland Bay zinc post light on top that will be located on the east side of the parking. The application notes the light will not be visible from Ellicott Mills Drive. Refer to Figures 26 and 27.
- 6) **Kitchen Porch Step Lights** – Install one recessed louvered, down lit step light, centered on every other step (three of six steps) on the kitchen porch staircase. White fixtures 4-inches wide by 2-inches, set into the risers. Refer to Figures 28 and 29.
- 7) **Main House Porch Step Lights** - Install two lights every other wider front porch step. White fixtures 4-inches wide by 2-inches high, set into the risers. Refer to Figures 30 and 31.

#### **HPC Review Criteria and Recommendations:**

Stone Pillar, Address Plaques, Custom Art (Items 1, 2, 3)

#### **Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 1) *Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.*

**Stone Pillar (Item 1)** - The stone address pillar will be faced with natural stone that has been used elsewhere on the property. The stone pillar will also be compatible with the setting, as the historic house is constructed of stone and brick, and there are natural stone outcroppings along the driveway.

**Address Plaques (Item 2)** - The address plaques will be a black metal with gold detailing, which is compatible with other address plaques on the building and nearby historic buildings.

**Custom Art (Item 3)** - The use of the millstone as a piece of art is compatible with the historic building, which was associated with the historic Burgess Mill. Prior to the 2018 flood, a local historic millstone was located in a park at the corner of Main Street and Ellicott Mills Drive.

#### Driveway Path Lights and Spot Lights and Freestanding Pole (Items 4a/b and 5)

##### **Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures**

- 2) Chapter 9.E explains, “in residential neighborhoods, low level lighting along driveways or attached to buildings is appropriate.”
- 3) Chapter 9.E explains, “New lighting fixtures do not need to replicate the style of historic lamps. Nevertheless, they should be simple and unobtrusive and scaled for the pedestrian environment.”
- 4) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”
- 5) Chapter 9.E recommends, “use freestanding lights that are no more than six feet high for individual residential properties.”
- 6) Chapter 9.E recommends, “to the extent possible, direct or shield lighting so that it does not create glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose.”

**Driveway Path Lights (Item 4a)** – The proposed dome path lights, spaced every 17 feet, comply with the Guidelines that the use of low-level lighting along driveways is appropriate. The fixtures will be dark metal, complying with the Guidelines, and will match other fixtures on the property.

**Driveway Spot Lights (Item 4b)** – The proposed spot lights, to create a cross-lit illumination on the rock outcropping on the hillside do not completely comply with Guideline recommendation #6 above. The Phillips Hue product is an LED product that has adjustable levels of brightness, but can be bright at the maximum setting. The product also comes with multi-colored lights and the spec provided was not sufficient to determine which product is proposed to be used. The Guidelines recommend shielding lighting so that it does not create glare and providing a reasonable level of brightness for the intended purpose. Provided that that the lighting is yellow dimmed lighting and not a bright white/blue or other color of lighting, the spot lights could be appropriate. The light fixtures are black, which comply with the Guidelines. While the fixtures are modern in appearance, they are simple and unobtrusive.

**Driveway Freestanding Pole Light (Item 5)** - The proposed freestanding light post will be 6.3 feet, with the lantern on top adding another 19” inches in height, for a total of 7.91 feet. The height of the fixture does not comply with the Guidelines. However, the fixture will be positioned at the top of the driveway in a location that will not be visible from the public right-of-way. The location of the light will be on a hillside, so it is unclear if the hill will be graded to accommodate the light. The light otherwise complies with the Guidelines and is constructed of dark metal, which is in a style compatible with the historic structures.

#### Kitchen Porch Steps Lights and Main House Porch Step Lights (Items 6 and 7)

##### **Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures**

- 7) Chapter 9.E recommends, “place attached lighting fixtures in traditional locations next to or over a door.”
- 8) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”

##### **Chapter 4: The Secretary of the Interior’s Standards, Standard 2**

- 9) *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided.*

**Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies**

10) Chapter 6.F recommends against, “adding or replacing porch features using material not appropriate to the building’s style.”

**Kitchen Porch Step Lights (Item 6)** – The frame house addition and attached porch are modern additions and are not historic. The orientation of the kitchen porch steps is such that the railing is more visible upon approach than the staircase risers. The Guidelines recommend attaching light fixtures in traditional locations, such as next to or over a door. The addition of the white recessed step lights does not comply with the recommendation, but would not adversely impact the structure since it would be applied to modern steps on a modern addition that are not highly visible. In this location, the step lights would be unobtrusive. The installation of the step lights on the modern steps/addition comply with the Standard #2 from the Secretary of the Interior Standards and will not affect the historic character or alter features that characterize the property.

**Main House Porch Lights (Item 7)** – The addition of step lights on the front porch of the historic house does not comply with the Secretary of the Interior Standards, Standard #2 referenced above or the Guidelines. This portion of the front porch is the most visible view of the historic structure. The addition of modern step lights on the front porch steps is not an appropriate alteration to the historic structure. Additional lighting could be achieved through spotlights placed in the garden beds next to the steps or by adding/changing light fixtures next to the front door.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve: Item 1 (Stone Pillar), Item 2 (Address Plaques), Item 3 (Custom Art), Item 4a (Driveway Path Lights), Item 5 (Driveway Freestanding Pole Light), Item 6 (Kitchen Porch Step Lights).

Staff recommends the HPC determine if Item 4b (Driveway Spot Lights) and Item 7 (Main House Porch Step Lights) comply with the Guidelines and approve or deny accordingly.

**HPC- 20-08b – 3880 Ellicott Mills Drive, Ellicott City, HO-315**

Certificate of Approval for exterior alterations.

Applicant: Lisa Wingate (agent for Erik and Laura Steensen)

**Request:** The applicant, Lisa Wingate on behalf of the Erik and Laura Steensen, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, Ellicott City.

**Background and Site Description:** The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-315, the George Burgess House. According to SDAT the building dates to 1800, but the Historic Sites Inventory indicates the building was most likely constructed in the 1840s.

The property owners have been before the Commission for several other cases regarding the repairs and alterations to this house and site (10-21, 11-42, 12-14, 12-22, 12-44, 13-13, 13-14, 13-48, 13-49, 15-10, 15-45, 15-53, 16-59, MA-17-14 and 17-45). The most recent case, HPC-17-45 was submitted for the July 2017 meeting, but was withdrawn prior to the meeting. The HPC-17-45 application proposed the construction of a pool and other site features, similar to the current application.

All photos for this staff report can be found in Appendix B.

**Scope of Work:** The applicant proposes to construct a pool, a 6-foot high berm, retaining walls, fence and make other corresponding site alterations, as described below:

#### Pool and Related Elements

- 1) **Pool** – Construct an 18-foot wide by 36-foot long in-ground swimming pool in the backyard. Refer to Figure 32.
- 2) **Coping** – Install bluestone coping around pool.
- 3) **Patio pavers around pool** – Install 1.5-inch thick full colored cleft bluestone varied in size to serve as pool deck on the southern half of the pool, set in CR6 base. Pool decking/bluestone pavers will not be on the northern half of the pool, that area will be landscaped. A portion of the existing Nicolock concrete pavers will be removed to install the new bluestone pavers. Refer to Figure 33.
- 4) **Channel Drain** - Install black trench drains flush with the pavers around the East, South and West borders of the pool. The drains will be a 3-inch NDS 900 black catch basin.
- 5) **Walkway and Gate**– Construct a single, 3-foot-wide walkway from the existing patio east to the proposed fence line. Use Nicolock Old Town pavers to match existing paving material. There will be a 6-foot wide gate where the 3-foot wide walkway exits to allow for equipment access. The style of the gate will match the fence. Refer to Figure 35.
- 6) **Berm, Boulders and Slide** – Construct a 6-foot high berm, with plantings, along the north side of the pool to provide screening from the adjacent Burgess Mill apartments. The berm will be constructed from stacked natural boulders and it will be landscaped with plantings. A water feature will flow down the cascade of boulders and into the pool. Natural stone steps will lead up to a medium taupe colored fiberglass water slide through the berm rocks. Refer to Figure 34.
- 7) **Pool Fence** – Install a 4-foot 6-inch black aluminum fence around the backyard pool area, as required by Code, as shown on the site plan. The fencing will resemble the existing fence (black aluminum with ball caps at supports posts) along the northwest corner of the house.
- 8) **Gates** – Install two gates in fence line. One fence will be a single 3-foot-wide gate on the west of the house and the second will be a double 6-foot wide gate on the eastern side.
- 9) **Mechanical Equipment Pad** – Install a 4-foot by 16-foot concrete pad for pool equipment. The pad will be hidden in the landscaping beyond the northeast corner of the pool.
- 10) **Mechanical Equipment Structure/Fence** – Construct board and batten sides/fence to the mechanical equipment pad, if noise is determined to be of concern. To be constructed of wood, unstained and unpainted, and will not exceed 5 feet in height.

#### Retaining Walls, Fireplace and Pergola – West Side of Rear of Property

- 11) **Existing Retaining Wall** – Remove a 14-foot section of the existing low concrete retaining wall that currently curves north beyond the northwest corner of the house.
- 12) **Existing Retaining Wall Trim** – Remove the existing bullnose trim from the remaining section of wall, and face the top and front of the wall with natural Carderock stone to match that used elsewhere on the property.
- 13) **New Retaining Walls** – Construct a new double retaining wall on the west side of the property. The retaining walls will be locally sourced natural Carderock stone, on top of concrete footers. The stone will be mortared in place, using a buff colored mortar. The top course of the natural capstone will have a 1-inch reveal to accommodate subtle rope lighting.
  - a. The lower wall will be 41 linear feet, excluding the width of the proposed new fireplace, and will not exceed 2-feet in height.
  - b. The upper retaining wall will be 51 linear feet in length and will not exceed 2-feet 9-inches in height.
- 14) **Fireplace** – Install a 48-inch wide by 10 feet high pre-assembled masonry fireplace and chimney (Standard series line). The fireplace will be faced with the same Carderock stone mortared in

place to match the adjacent stone walls. The hearth will be Bluestone. The chimney will extend about one foot above the proposed pergola roof. Refer to Figures 40-42.

- 15) Millstones** – Install two 20-inch diameter millstones in retaining wall, on either side of the fireplace, per the illustration in the application. Refer to Figure 41.
- 16) Pergola** – Construct a 16-foot long by 10-foot wide by 9-foot 6-inches high cedar wood pergola. The cedar will not be painted or stained and is intended to weather and gray, similar to the siding on the barn residence.
- 17) Pergola Solar Panels** - Install 10 partially translucent solar panels as the pergola roof. Each panel will be 1.5 inches thick, laying flat on 1.6-inch high metal rails painted brown and bolted to the structure. The roof will consist of 10 panels (5 feet by 2 feet) for a total of 65 inch in length by 41 inches in width. The panels will be connected with clear 3-inch wide joining tape at the seams to form a watertight seal. There will be a slight 3% drain pitch toward the west/fireplace.
- 18) Pergola Gutter** – This does not appear to be referenced in the application, but the applicant noted a gutter would be installed on the west side of the pergola, facing the fireplace.
- 19) Pergola Patio** – Under the pergola, install a 5-foot by 7-foot paving inset of natural river stones.
- 20) Ceiling Fan** – Install one 52-inch diameter brown Hunter ceiling fan on the center beam
- 21) Carriage Lights** – Install two Kichler Ashland Bay carriage style light fixtures, one fixture to be placed on each of the corner support posts closest to the fireplace (west), to be located inside the pergola facing the pool (east).

#### Shed and Outdoor Shower

- 22) Shed and shower** – Construct a 6-foot-deep by 6-foot-long by 6.5-foot-high structure made from board and batten. Part of the structure will be an open air (no ceiling) 4-foot by 6-foot outdoor shower adjacent to a 2-foot by 6-foot storage shed that will have a galvanized metal roof. The shower will be placed over a 6-inch gravel bed. The shower/shed will be constructed with pressure treated posts and wrapped in 10-inch poplar wood planks with 3-inch tapered batten strips. The wood will be unstained/unpainted and allowed to weather, similar to the siding on the barn.
- 23) Door Hardware** – The door hardware will be black metal.
- 24) Outdoor Lights** – The same Kichler Ashland Bay carriage style 11-inch zinc light fixture will be mounted on the south wall of the structure.

#### Existing Concrete Slab

- 25) Cedar posts** – Install two 8-foot high 4"x4" cedar posts with Simpson Strong-Ties, situated on the north corners of the existing concrete hot tub pad, with an oil rubbed bronze curtain rod connecting them. Refer to Figure 36.
- 26) Paver Border**– Install Nicolock Old Towne paver border around existing concrete pad (located behind house). The Nicolock Old Towne pavers are the paving used for the existing patio. Refer to Figure 36.

#### Retaining Wall – Northeast Perimeter of Property

- 27) Northeast Retaining Wall** – Construct a low retaining wall, 56 linear feet, made of interlocking concrete blocks outside of the proposed fence line, at the east perimeter of the property. The property drops off steeply at this location and is subject to erosion. The proposed retaining wall will use Belgard Diamond 9 concrete blocks, in the color Bella (consisting of browns and grays), with the intent to camouflage with the wooded surroundings. The low retaining wall will span approximately 56 linear feet and range in height from 6-inches to 2-foot 9-inches. Refer to Figures 37-39.

## Landscape Plantings

- 28) Landscaping** – Install landscaping according to the plan included in the application.
- a. Install approximately 6 crepe myrtles across the north edge of the existing patio to create a spatial separation from the proposed pool area. The trees will be accented with up-lights.
  - b. Install approximately 5 native, multi-trunk River Birch at the east end of the proposed patio to supplement the existing Elms, creating a forest-like environment in order to provide additional screening from Ellicott Mills Drive.
  - c. Install additional base plantings to soften the transition from pavement to grass.
  - d. The five existing Elms are to remain.
  - e. A variety of evergreen and other plantings will be installed north of the pool and west of the terraced retaining walls.

## **HPC Review Criteria and Recommendations:**

### Pool, Coping, Patio Pavers, Channel Drain, Walkway and Gate (Items 1-5)

#### **Chapter 7: New Construction: Additions, Porches and Outbuildings**

- 1) Chapter 7 recommends, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”

#### **Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 2) Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”
- 3) Chapter 9.D recommends, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”

**Pool, Coping, Patio Pavers, Channel Drain (Items 1-4)** – The Guidelines do not address the construction of in-ground pools. However, if the pool is treated as an alteration similar to a building addition, the Guidelines for new additions would apply. The location of the proposed pool complies with the Guidelines and will be located in the rear yard and will not impact the primary façade of the historic building, nor should it be visible from the public right-of-way since it will be an in-ground feature. The pool will be visible from the neighboring Burgess Mill apartments.

The materials used on the pool coping and pool patio are bluestone, which complies with the Guidelines to construct new patios from stone. The stone will complement the other use of stone on the site, such as in the proposed retaining walls. The channel drains are a necessary component to the pool and will be integrated into the patio around the pool and will not be highly visible from the public right-of-way.

**Walkway/Gate (Item 5) and Paver Border for Existing Concrete Pad (Item 26)**– The proposed walkway to the east side of the property fence line will use Nicolock pavers, to match the existing rear patio, which is where the walkway will be located. The proposed border around the existing concrete slab, on the other side of the existing Nicolock patio will also use Nicolock pavers. The use of an existing, approved paver complies with the Guideline recommendations above as the alteration will be compatible with nearby materials and the historic setting. The gate will be discussed below.

### Fencing and Gate (Item 7 and 8)

#### **Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 4) Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal.”

**Pool Fence and Gate (Items 7 and 8)** – The proposed fencing and gate generally complies with the Guideline recommendations. The fencing will be black metal and similar in design to other fencing on the rear of the property.

Mechanical Equipment Pad (Item 9)

**Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 5) Chapter 9.D recommends against, “new patios of poured concrete slabs in readily visible locations.”

**Mechanical Equipment Pad (Item 9)** – The proposed concrete pad will be located in the rear yard, nestled into the landscaping in order to hold the mechanical equipment for the pool. The concrete pad will be not be visible from the public right-of-way. The size of the pad is quite large at 16 feet in length, and should be reduced if possible, but otherwise complies with the Guideline recommendations.

Northeast Retaining Wall (Item 27)

**Chapter 9.A: Landscape and Site Elements; Topography and Water Courses**

- 6) Chapter 9.A recommends, “minimize grading by siting new structures and other improvements to make use of the land’s natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.”

**Chapter 9.D: Landscape and Site Elements; Topography and Water Courses**

- 7) Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”
- 8) Chapter 9.D explains, “retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.”

**Northeast Retaining Wall (Item 27)** – The proposed Northeast retaining wall will prevent the property from further eroding at this location. The proposed Belgard concrete block pavers were chosen based on the color pattern, which the applicant finds would blend with the neighboring forested area. The intent is for the retaining wall to blend in and not be visible. The proposed retaining wall complies with the Guideline recommendations as the proposed block is compatible with the immediate forested setting.

Berm (Item 6) and Mechanical Equipment Structure/Fence (Item 10), West Retaining Wall and Pergola, Shed and Outdoor Shower, Landscaping (Items 11-28)

**Chapter 7: New Construction: Additions, Porches and Outbuildings**

- 9) Chapter 7 recommends, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”
- 10) Chapter 7 recommends, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback.”
- 11) Chapter 7 recommends, “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.”

### **Chapter 9.A: Landscape and Site Elements; Topography and Water Courses**

- 12)** Chapter 9.A recommends: “minimize grading by siting new structures and other improvements to make use of the land’s natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.”

### **Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation**

- 13)** Chapter 9.B recommends:
- a. “Include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area.”
  - b. “Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.”

### **Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways**

- 14)** Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”
- 15)** Chapter 9.D explains, “retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.”

### **Secretary of the Interior Standards for Rehabilitation:**

**Standard 1** – A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

**Standard 9** – New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, feature, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Standard 10** – New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Solar Panels and Other Solar Devices**

- 16)** Add solar panels on a roof surface not visible from a public way.
- 17)** Located detached arrays of solar panels and solar devices at a historic site in the rear or side yard if the arrays are not highly visible from the public streets and do not detract from other major character-defining aspects of the site. The location of detached solar arrays should also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

The remaining items to be reviewed will be the most altering to the rear of the property. The existing rear yard directly behind the house is relatively flat and increases in grade significantly to the west and then decreases significantly in grade to the east beyond the property line. As shown in the landscape and site plan, the majority of the rear yard will be disturbed with some type of alteration. Aside from new landscaping trees and shrubs, the applicant proposes to construct a 6-foot berm with boulders and a slide, three new structures, and a set of double retaining walls. While each item will be addressed below, it is important to note that it is the comprehensive plan that results in a change of character to the property, even though one item might be fine and comply with the Guidelines on its own. The application generally complies with the Guidelines and Secretary of the Interior Standards since the alterations are to the rear of the property and are not connected to the historic house. However, the

alterations do change the character of the property by altering the site and spatial relationships. When possible, a reduction in proposed site features would assist the application in better complying with the Guidelines and Standards.

**Berm, Boulders and Slide (Item 6)** – This item is proposed to be constructed directly behind the pool and main historic house, to create a buffer between the Burgess Mill apartments and the pool, but also to provide an elevation for the slide. The berm will consist of boulders and landscaping and the slide will be a neutral color to blend. As rock outcroppings are common throughout Ellicott City, and on this property. The installation will be located in the rear yard and should not be highly visible from the public right-of-way. The proposal generally complies with the Guidelines recommendations to construct new site features to be compatible with the setting and nearby historic structures.

**Mechanical Equipment Structure/Fence (Item 10)** – The applicant is requesting approval of this item in the event that the noise from the mechanical equipment is too loud. The proposed concrete pad the equipment will sit on is 4 feet by 16 feet. The fence would be constructed to follow these dimensions. The height is not referenced in the application, but the applicant noted it would not exceed 5 feet in height. Given the amount of alterations and vertical structures proposed to be constructed in the rear yard, and that this item is proposed as an option, Staff recommends the HPC recommend it be withdrawn and resubmitted in the event it is needed. This would be a large structure that serves no purpose other than buffering sound, which could be accomplished through different landscaping.

**West Retaining Walls, Fireplace, Pergola and associated components – (Items 11-21)** – The proposed retaining walls comply with the Guidelines to create the minimum level area needed for the proposed pergola and other site alterations. The retaining walls will be constructed with real stone, which complies with the recommendations for new site features to be compatible with the setting and historic structures and to face retaining walls in stone. The west stone retaining walls will be compatible with the historic building which has a stone basement level, and with other site features.

The pergola will be located in the rear yard and should not be highly visible from the public right-of-way. It will be constructed of cedar wood, and allowed to weather. The solar panels on the roof of the pergola appear to be translucent and otherwise comply with the Guideline recommendations as they will not be attached to the historic structure, will be a detached array in the rear yard, and are not visible from the public right-of-way. The panels may be visible from Burgess Mill, the neighboring property. It is not referenced in the application, but the applicant noted in person that the owner wanted to install a gutter on the pergola. This is not a typical treatment for a pergola and is not recommended from a design perspective. The paving treatment under the pergola also complies with Chapter 9 recommendations for creating new site features.

The outdoor lighting fixtures and fan will be constructed of dark metal and will not be visible from the public right-of-way and comply with the Guideline recommendations. The proposed placement of the millstones does not conflict with the Guidelines as the use of the millstones directly relates to the history of the site.

**Shed and Outdoor Shower – (Items 22, 23, 24)** – The proposed shed/outdoor shower will be constructed of board and batten wood and a galvanized metal roof, to match the design of the siding on the front barn. The proposal complies with the Guidelines as it is placed behind the historic structure and is compatible in form and detailing with the existing rear historic outbuilding and front modern barn. The hardware will be black metal, which complies with Guideline recommendations. The same carriage lights will be used on this structure that are proposed to be used along the driveway and pergola and will be used consistently on site and not visible.

**Existing Concrete Slab Cedar Posts (Item 25)** – The proposal to add two 8-foot-high 4”x4” cedar posts, with a curtain rod between them to provide privacy for a future hot tub seems preemptive. The posts serve no practical purpose at this time, and will be very tall. Staff recommends the HPC recommend the item be withdrawn at this time, and provide advice on whether this could be approved, or if the applicant should find a different screening method, such as a tilted outdoor umbrella that can be moved as needed and is not secured in place.

**Landscaping (Item 28)** – The proposed landscaping complies with the Guideline recommendations to include landscaping with a construction project and includes some native plants.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve:

- 1) Items 1-5: Pool, Coping, Patio Pavers, Channel Drain, Walkway and Gate
- 2) Item 6: Berm, Boulders and Slide
- 3) Items 7 and 8: Fencing and Gate
- 4) Item 9: Mechanical Equipment Pad; to be reduced in length if possible
- 5) Items 11 and 12: Alterations to existing, non-historic retaining wall
- 6) Items 13-17: (Item 13) New stone retaining walls, (Item 14) Fireplace, (Item 15) Millstones, (Item 16) Pergola, (Item 17) Pergola solar panels
- 7) Items 19-21 – (Item 19) Pergola patio, (Item 20) Ceiling fan, (Item 21) Carriage lights
- 8) Items 22-24 – (Item 22) Shed/shower structure, (Item 23) Door hardware, (Item 25) Outdoor lights
- 9) Item 26 – Border around existing concrete slab
- 10) Item 27 – Northeast Belgard concrete block retaining wall
- 11) Item 28 - Landscaping

Staff recommends the HPC recommend the applicant withdraw:

- 12) Item 10: Mechanical Equipment Structure/Fence
- 13) Item 18: Pergola Gutter
- 14) Item 25 – Two 8’ foot tall cedar posts

**HPC-20-09 – 8221-8225 Main Street, Ellicott City**

Certificate of Approval.

Applicant: Donald Reuwer, Jr.

**Request:** The applicant, Donald R. Reuwer Jr., requests a retroactive Certificate of Approval for exterior painting at 8221-8225 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930.

**Scope of Work:** The applicant seeks retroactive approval for exterior painting. The first-floor storefront has been painted Benjamin Moore Prussian Blue, CW 625 and the doors were painted Benjamin Moore Harwood Putty, CW-5. The previous color was a red color; the application states it was a rust shade, which it appeared to be, however other views also show mauve tones. The terracotta tiles on the building are an orange-red clay color and the square tiles are an ivory/yellow off-white color.

## HPC Review Criteria and Recommendations:

### **Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting**

- 1) *Chapter 6.N recommends, “use colors that were historically used on the building.”*

A staff review of the file revealed that the original building colors are unknown, and previous applicants had expressed interest in discovering the original colors.

- 2) *Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.”*

The blue does not clash with the terracotta tiles and yellow/ivory colored tiles. The white doors do stand out against the dark navy blue and do not appear as compatible with the yellow/ivory colored building tiles.

**Staff Recommendation:** Staff recommends the HPC approve the blue, but recommends the HPC request a more appropriate color be identified and approved for the doors.

### **HPC-20-10c – 8221-8225 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

**Request:** The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8221-8225 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$568,800.00. The difference in the assessment that may be eligible for the tax credit is \$567,800.00.

**Scope of Work:** The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$89,020.34 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$5,757.49.

## HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$89,020.34 was spent repairing the structural deficiencies in the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure “A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination.”*

The building was painted, and a sign was installed without approval. The property owner requested the tenant submit for approval of the sign and the property owner submitted for approval of the painting. These items are on the current HPC agenda for consideration.

**Staff Recommendation:** Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$89,020.34 in qualified expenses.

#### **HPC-20-11 – 8307 Main Street, Ellicott City**

Certificate of Approval for sign and mural.

Applicant: Nicholas Johnson

**Request:** The applicant, Nicholas Johnson, requests a retroactive Certificate of Approval for the installation of a sign and mesh mural at 8307 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930.



Figure 17 - Location of sign

**Scope of Work:** The applicant seeks retroactive approval for the installation of a sign and a mural/banner. The sign was installed on the side of the building, visible from Parking Lot D. The sign is painted directly on the building, matching that on the front façade, with a black background and white text. The painted sign is 17 inches high by 71 inches wide, for a total of 8.27 square feet. The sign was painted in a void between windows, on the end of the side of the building, in a location where previous tenants have had approved projecting signs.

The sign has one additional line of text not found on the front façade, the established date, and reads on two lines:

SU CASA  
Est. 1999

The applicant also seeks retroactive approval for the installation of a mesh fabric mural, that was installed in the recessed side entry, over an existing window. The mural was created on a mesh fabric and is held in place with grommets and a banner track installed above and below the window.



Figure 18 - Mesh mural/banner



Figure 19 - View of recessed area

The mesh fabric mural/banner is 108 inches high by 110 inches wide for a total of 82.5 square feet. The mural/banner reads "Ellicott City est. 1772" and has the image of a red heart on it.

#### **HPC Review Criteria and Recommendations:**

##### Sign

##### **Chapter 12.A: Signs, General Guidelines**

###### 1) Chapter 12.A recommends:

- a. "Use simple, legible words and graphics.
- b. "Keep letters to a minimum and the message brief and to the point."

The sign uses simple, legible words and only contains the name of the store and the date established.

### **Chapter 12.A: Signs, General Guidelines**

- 2) *Chapter 12.A recommends, "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."*

The sign only uses two colors, black and white, which matches the colors used on the building façade and the colors used on other signs on the building for this business and a neighboring business.

### **Chapter 12.B: Signs, Commercial Buildings**

- 3) *Chapter 12.B recommends, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings, where these signs would result in signs that are ineffective or not in scale with the building."*

The sign is slightly larger than recommended at 8.27 square feet, but is scaled appropriately for the side of the building where it is located. The business, Su Casa, expanded into the rear space, which was formerly occupied by a different tenant. As a result, the former tenant's sign has been removed, and this sign has been added. The new sign for Su Casa is also smaller than the previously existing sign for the former tenant.

### **Chapter 12.B.9: Signs, Commercial Buildings, Wall Murals**

- 1) *Chapter 12.B.9 states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the sign code. Well-executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."*

The painted sign identifies a business. There is a historic precedent for signs painted on building facades, which was a common sign treatment.

#### Fabric Mural/Banner

### **Chapter 12.B.9: Signs, Commercial Buildings, Wall Murals**

- 2) *Chapter 12.B.9 states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."*

The mural was not painted on the building, as it is mesh fabric, but the Guidelines do not otherwise address murals. The design does identify an area, Ellicott City, and might be considered a sign per the Code referenced above. The application explains that the intent of the mesh mural/banner was to raise awareness on social media that the town is thriving. Although the mural/banner covers a window, it is fabric, it can be removed at any time and does not adversely impact the building. The mesh mural/banner is located in a recessed area on the side of the building and does not impact the primary façade of the building.

**Staff Recommendation:** Staff recommends the HPC approve the application as submitted.

### **HPC-20-12c – 8307 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

**Request:** The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8307 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$1,308,400.00. The difference in the assessment that may be eligible for the tax credit is \$1,307,400.00.

**Scope of Work:** The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$142,726.17 was spent improving or restoring the building. Staff reviewed the expenses and found the expenses totaling \$140,774.27 may be eligible. The estimated potential tax credit this property could qualify for, based on the potential eligible expenses, current assessment and the current tax rate, is \$13,257.04.

#### **HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work making improvements and rehabilitating the building, along with the corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds the repairs were done in-kind. The expenses that involved exterior alterations were approved through the Minor Alteration process.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure “A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination.”*

Signs were installed without approval. The property owner requested the tenant submit for approval of the signs. These items are on the current HPC agenda for consideration.

**Staff Recommendation:** Staff recommends the HPC approve the application for the final 20.113 tax credit, for the amount of \$140,774.27 in qualified expenses.

**HPC-20-13 – 8137 Main Street, Ellicott City, HO-1008**

Certificate of Approval for signs.

Applicant: Eric Crowe

**Request:** The applicant, Eric Crowe, requests a Certificate of Approval for the retroactive installation of signs on 8137 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District and is also listed on the Historic Sites Inventory as HO-1008, the Washington Trust Company. According to the Inventory form, the building was constructed in 1906. The Inventory form provides the following architectural description:

“The Washington Trust Company is a two-story, one-bay structure that faces north toward Main Street, and has brick party walls on the east and west. The north elevation has rock-faced marble ashlar with smooth ashlar quoins, and a terra cotta frieze, cornice and parapet. The first story has a large semicircular arch with central paired iron doors. Flanking the doors are windows with iron grilles. Above the doors and windows is a Diocletian window with a bracket keystone.”

**Scope of Work:** The applicant seeks retroactive approval for the installation of two signs. The first sign, Sign A, is a flat mounted sign that is 22.5 inches high by 47 inches wide, for a total of 7.34 square feet. The sign has a black background and white text. The sign material is 4mm black PVC, with a digital printed white text and logo. The sign is mounted with clear silicone. Sign A is located in the traditional sign location for this building, in the space above the doorway. The sign reads on three lines (the top and bottom lines are part of the border):

Escape Rooms – World Famous Gelato – Book Store & Unique Gifts  
UNUSUAL Company  
Custom Apparel & Accessories – Paint Nights, Shows, & Special Events

Sign B is located to the left of the window (if looking at the building) and has been mounted into the rock-faced marble. The application states the anchors were pre-existing. Sign B is 48 inches high by 24 inches wide for a total of 8 square feet. The sign has a white background with black text and graphics. The sign was printed of 4mm white PVC with a digital black print. The sign was mounted with a black

PVC picture frame onto the existing threaded anchor in the rock-faced marble. This sign reads on 11 lines:

Welcome to  
Unusual Company  
Custom Apparel [graphic]  
World Famous Gelato [graphic]  
Escape Rooms [graphic]  
Book Store [graphic]  
Paint Nights & Events  
Unusual Experiences  
You'll Never Forget  
Plan Your Next Party  
Or Event Today!

#### **HPC Review Criteria and Recommendations:**

##### **Chapter 11.A: Signs, General Guidelines**

- 1) *Chapter 11.A recommends:*
  - a. *"Use simple, legible words and graphics."*
  - b. *"Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used."*
  - c. *Emphasize the identification of the establishment rather than an advertising message of the face of the sign.*

Both signs contain the business name. While the font is not the most legible, it is identifiable as the business name. Both signs contain a lengthy message regarding the content of the business, which does not comply with the Guidelines. The text border on Sign A serves as an advertising message and should be reduced. The content on Sign B is an advertisement for the function of the business and does not comply with the Guidelines.

##### **Chapter 11.A: Signs, General Guidelines**

- 2) *Chapter 11.A recommends, "use a minimum number of colors, generally no more than three. Coordinate the sign colors with the colors used in the building façade."*

Both signs comply with this recommendation and will only use two colors, black and white, which coordinate with the black iron work on the building façade.

##### **Chapter 11.A: Signs, General Guidelines**

- 3) *Chapter 11.A recommends, "use historically appropriate materials such as wood or iron for signs and supporting hardware."*

The signs are made out of PVC, a plastic material, and do not comply with the Guidelines.

##### **Chapter 11.A: Signs, General Guidelines**

- 4) *Chapter 11.A recommends, "on masonry walls, drill into the mortar joints rather than into the stone or brick to attach fasteners for the brackets supporting the sign."*

The application states that the anchors in the marble façade are pre-existing. However, no holes should ever be drilled into historic stone and should be repaired to the extent possible.

**Chapter 11.B: Signs, Commercial Buildings**

- 5) *Chapter 11.B recommends against, “two signs where one is sufficient to provide an easily visible identification of the business.”*

The application proposes two signs and does not comply with this recommendation. Only one sign, the main sign above the door, is needed to provide identification of the business. The other sign only serves to advertise the function of the business. Additionally, there are two other signs, three-dimensional arrows that read “Gelato”, which are hung outside the building as well, serving as a third and fourth sign/advertising message.

- 6) *Chapter 11.B recommends, “incorporate the sign into the façade of the buildings. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.”*

Sign A is located in the traditional sign location, in the panel above the door. The location of Sign A complies with the Guidelines.

**Staff Recommendation to the HPC:** Staff recommends the HPC recommend a reduction of the advertising message in Sign A, to be resubmitted for approval with the option to process as a Minor Alteration if in compliance with the Guidelines. Staff recommends the HPC determine if the other signs (including the arrows), comply with the Guidelines, and approve or deny accordingly.

**HPC-20-14c – 8137 Main Street, Ellicott City, HO-1008**

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

**Request:** The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8137 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$326,600.00. The difference in the assessment that is eligible for the tax credit is \$325,600.00. The application contains documentation for \$56,003.04 in expenses for restoring the building.

**Scope of Work:** The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$56,003.04 was spent restoring the building to the pre-flood condition. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, current assessment and the current tax rate, is \$13,257.04.

**HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work making improvements and rehabilitating the building, along with the corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds the repairs were done in-kind or with approval through the Minor Alteration process.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

Signs were installed without approval. The property owner requested the tenant submit for approval of the signs. These items are on the current HPC agenda for consideration.

**Staff Recommendation:** Staff recommends the HPC approve the final 20.113 tax credit for \$56,003.04 in qualified expenses.

## OTHER BUSINESS

1. Adoption of Howard County Historic Sites Inventory Updates
  - a. Adding HO-1173 Bowling Green and HO-22-1 Doughoregan Manor Tenant Farm 43
  - b. Correcting address and historic names entries from existing properties listed on the Inventory; noting when properties have been demolished.
  
2. Kings Forest Section 106 Updates

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Beth Burgess  
Executive Secretary

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Samantha Holmes  
Staff, Historic Preservation Commission



Figure 20: Location of proposed stone address pillar.



Figure 21: Proposed millstone for artwork

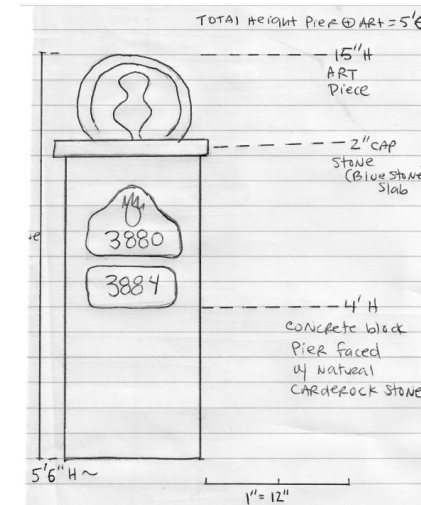


Figure 22: Drawing of proposed column with artwork and addresses



Figure 23: View of driveway and rock outcropping (circled in yellow).



Figure 24: Proposed Phillips Hue spotlight for rock outcropping. Install three rock outcropping. Area circled in red on Figure 23.



Figure 25: Proposed Phillips driveway path lights, Kichler pierced dome path light. Install three total lights, 1 every 17 feet.



Figure 26: Location of freestanding pole light at the top of driveway/parking area.



Figure 27: Proposed lantern and pole for freestanding pole light.



Figure 28: Steps light to be installed on kitchen porch stair riser every other step.



Figure 29: Proposed step light for stair risers.



Figure 30: Steps light to be installed on main house porch stair riser every other step.



Figure 31: Proposed step light for stair risers.



Figure 32: Location of proposed in-ground pool and other site alterations. The four chairs show the approximate corners of the pool. Items 1-4

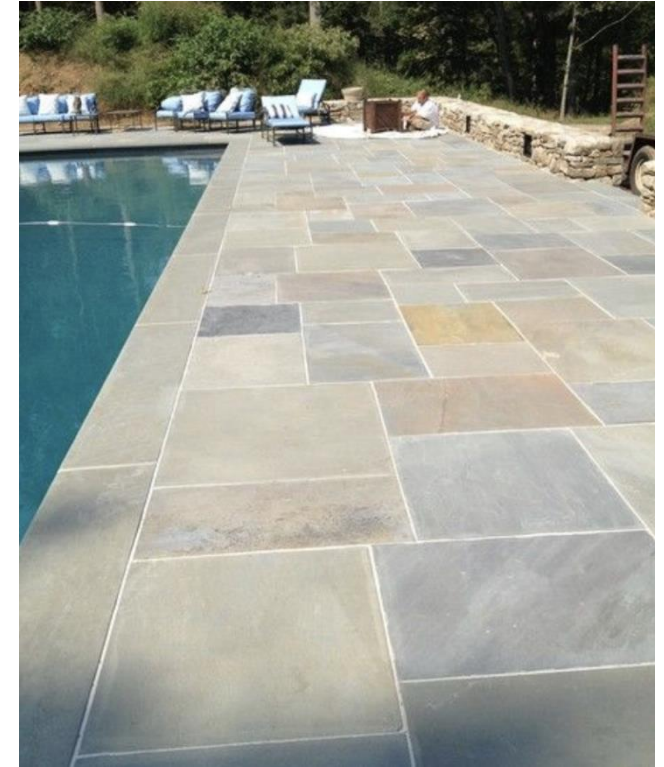


Figure 33: Proposed bluestone paving around pool and pergola area.



Figure 34: Location of proposed in-ground pool and other site alterations. The four chairs show the approximate corners of the pool. Items 1-4. The berm, boulders and slide will be constructed between the pool and the tree/fence line. View looking north.



Figure 35: Location of proposed Nicolock paver walkway (Item 5).



Figure 36: Existing concrete pad to be bordered in Nicolock pavers. Existing walkway in front of concrete pad to be removed (Item 26).



Figure 37: Location of proposed Northeast retaining wall. Ellicott Mills and Burgess Mill are visible in the distance.



Figure 38: Arrow showing the location of proposed Northeast retaining wall.



Figure 39: Proposed Belgard concrete block retaining wall.



Figure 40: Looking west toward proposed pool, pergola and west retaining walls



Figure 41: Millstones to be installed next to outdoor fireplace.



Figure 42: Outdoor fireplace to be clad in stone.



Figure 42: Looking east. Chairs mark the approximate corners of the proposed pool.